

CITIZEN SURVEY FOR DUDLEY'S COMMUNITY MASTER PLAN

Dear Dudley Resident:

The Town of Dudley is in the process of preparing a Community Master Plan. The Dudley Planning Board is leading this effort in conjunction with a Master Plan Committee composed of interested citizens. The Central Massachusetts Regional Planning Commission (CMRPC) will provide technical assistance. The Master Plan will contain an inventory and analysis of the Town's existing conditions and conclude by setting forth a blueprint for Town's future development.

The Master Plan Committee has prepared this survey in order to find out the community's opinions on critical issues facing the Town. This survey gives you an opportunity to express your views on the type of town that you would like to see Dudley become. This survey should only take about fifteen minutes of your time to complete. Your input to this project is valuable and essential. Town planners need to know your opinions in order to appropriately plan for Dudley's future.

For your convenience, you can drop off the survey at the Town Hall or Dudley Public Library (just look for the boxes located at the front of the building marked "Master Plan Surveys"). You may also mail the completed survey to the Central Massachusetts Regional Planning Commission in the self-addressed envelope provided. Please return the survey by the end of May so that we can begin to analyze the results and include your ideas in the Plan. The Plan should take about a year to complete, so check your local newspaper for news on the Plan's progress. Also, advanced notice of the Plan workshop dates will be posted at the Town Hall. Residents are invited to attend these workshops and participate.

This project is important to the Town's future and should be of great concern to you. Thank you for your assistance with this effort.

Dudley Planning Board

Martin Nieski, Chairman

Monica Elefterion

John Briare

Brian Germaine

Gerry Frank

Dudley Master Plan Committee

Joseph Holewa, Chairman

Monica Elefterion

John Briare

Mark Marzeotti

Paul Dona

Doug Freund

GENERAL

What is desirable about living and/or working in Dudley? What factors influenced your decision to move to Dudley and continue living here? (please rank your responses, i.e., put a 1 next to what you consider most desirable, a 2 next to your second choice, etc.) **Average of results**

<u>2.8</u>	rural nature	<u>5.0</u>	privacy	<u>4.8</u>	affordable housing
<u>3.0</u>	small town atmosphere	<u>3.8</u>	quality schools	<u>5.4</u>	open space
<u>5.4</u>	convenient location	<u>11.8</u>	retail services	<u>5.0</u>	low crime rate
<u>9.6</u>	municipal services	<u>7.1</u>	scenic views	<u>4.9</u>	low tax rate
<u>11.3</u>	recreation opportunities	<u>5.7</u>	lack of congestion		
<u>4.8</u>	family ties to town	<u>12.5</u>	business expansion potential		
<u>7.3</u>	quality of housing	<u>12.9</u>	employment opportunities		

other (please specify): _____

What do you find to be undesirable about living and/or working in Dudley? (please rank your responses, i.e., put a 1 next to what you consider least desirable, a 2 next to your second choice, etc.) **Average of results**

<u>3.0</u>	excessive development	<u>6.5</u>	lack of privacy
<u>4.4</u>	municipal services	<u>6.9</u>	lack of housing opportunities
<u>3.3</u>	lack of retail services	<u>6.8</u>	housing costs
<u>8.0</u>	amount of crime	<u>6.0</u>	poor condition of existing housing stock
<u>2.5</u>	condition of roads	<u>3.2</u>	lack of employment opportunities
<u>8.0</u>	school system	<u>4.6</u>	local tax demands
<u>3.4</u>	lack of passive recreation opportunities (hiking, cross-country skiing, etc.)	<u>3.3</u>	lack of active recreation opportunities (ballfields, swimming, etc.)

other (please specify): _____

OPEN SPACE AND RECREATION

1. Open fields for agriculture are a very prominent feature of Dudley's landscape. Is preserving these areas important to you? [89.3] Yes [3.5%] No [7.2] Not Sure

Do you have any additional comments on this matter? _____

2. Dudley has a significant amount of frontage on the French River and the Quinebaug River. There are also numerous small to mid-size ponds scattered throughout Town. What is your opinion on public access to these resources, their maintenance by the Town, and their availability for recreation opportunities?

Percentages

Access:

[49%] The current amount of public access to Dudley's water resources is sufficient.

[51%] Public access to Dudley's water resources needs to be expanded.

Feel free to specify where access needs to be expanded: _____

Town Maintenance:

[50.3%] The Town's current level of maintenance of Dudley's water resources is sufficient.

[49.7%] The Town's maintenance of Dudley's water resources needs to be improved.

Feel free to specify where maintenance needs to be improved: _____

Water-Based Recreation Opportunities:

[49.2%] The current amount of water-based recreation opportunities is sufficient.

[50.8%] Dudley needs more water-based recreation opportunities.

Feel free to specify where water-based recreation opportunities need to be expanded: _____

3. If you believe that open space protection, improved town maintenance and water resource access are needed, and keeping in mind that there is limited local and state funding available for these purposes, how do you feel the Town should finance such efforts? **Numerical counts**
 [147] general tax revenues [54] bond issue [33] override Proposition 2 ½
 [51] tax on all real estate transfers [54] not a priority [109] no opinion
 [238] user fees [] other (please specify): _____
4. What types of recreation opportunities would you like to see more of in Town? **Numerical counts.**
 [91] ballfields [287] hiking trails [205] playgrounds [93] tennis courts
 [214] swimming [56] boating [80] basketball courts [90] soccer fields
 [115] fishing [280] bike trails [164] ice skating rink
 [] organized recreation programs (please specify): _____
5. Please list the recreation sites in Dudley that you think are in need of improvement: (feel free to list the specific improvements needed for each site.) _____

ECONOMIC DEVELOPMENT

6. In terms of Dudley's future, how would you like to see the following items change? **Percentages**

	Increase	Decrease	No Change
Number of retail stores:	[47.9%]	[2.9%]	[49.2%]
Retail items available: (groceries, hardware, etc.)	[43.9%]	[2.2%]	[53.9%]
Industrial development:	[38.8%]	[10.5%]	[50.7%]
Business development:	[56.9%]	[5.8%]	[37.3%]
Medical facilities:	[52.4%]	[2.0%]	[45.6%]
Residential development:	[23.3%]	[25.1%]	[51.6%]
Employment opportunities:	[61.3%]	[1.0%]	[37.8%]
Please add any comments you may have: _____			

For questions 7 and 8, check as many responses as you believe apply.

7. What do you see as the major benefit(s) of encouraging business/industrial development in Dudley?
Numerical counts
 [364] More in-town jobs [358] More tax revenues to help ease residential tax burden
 [168] More retail stores [254] More tax revenues to help maintain current municipal services
 [200] More services [293] More tax revenues to help improve municipal services
 [] Other (please specify): _____
8. What do you see as the major disadvantage(s) of encouraging economic development in Dudley?
Numerical counts
 [375] More auto traffic [372] More truck traffic [367] Changing the basic character of Dudley
 [275] Environmental problems [] Other (please specify): _____
9. If the Town was to encourage the development of land currently zoned for business (retail, office, professional, and tourism), I would be: **Percentages**
 [33.3%] Strongly in favor of this [12.3%] Somewhat opposed to this [30.1%] Somewhat in favor of this
 [10.8%] Strongly opposed to this [13.4%] Unsure [] Other (please specify): _____
10. If the Town were to encourage the development of land currently zoned for industrial (manufacturing and light industry), I would be: **Percentages**
 [30.3%] Strongly in favor of this [16.0%] Somewhat opposed to this [24.8%] Somewhat in favor of this
 [16.8%] Strongly opposed to this [12.2%] Unsure [] Other (please specify): _____

11. Would you support the re-zoning of land currently zoned as residential for: **Percentages**

	Yes	No	Unsure
Manufacturing	[13.8%]	[73.3%]	[12.9%]
Light Industry	[25.0%]	[63.1%]	[12.0%]
Office and Professional	[47.2%]	[39.5%]	[13.4%]
Retail Use	[29.0%]	[54.4%]	[10.7%]
Tourism	[44.0%]	[36.6%]	[19.4%]
Conservation	[74.1%]	[13.8%]	[12.1%]

12. Would you approve the use of Town funds to upgrade our existing infrastructure (roads, sewer and water) to attract new business or industry if it meant increasing your local taxes? **Percentages**

[16.0%] Yes, but only up to a 5% increase	[5.9%] Yes, but only up to a 10% increase
[3.5%] Yes, but only up to a 15% increase	[8.6%] Yes, if funded from current revenues
[23.4%] Infrastructure improvements should be negotiated between the Town and the developer	
[24.9%] No, infrastructure improvements should be paid for solely by the developer	
[17.8%] No	

13. In-home occupations are currently allowed as a permitted use throughout Dudley. Do you have any objections to how in-home businesses are regulated/enforced in Dudley? **Percentages**

[11.6%] Yes	[57.6%] No	[30.7%] Not Sure
--------------	-------------	-------------------

If yes, please explain: _____

SERVICES AND FACILITIES

14. How do you rate the services provided by each town department? **Percentages**

	Excellent	Good	Fair	Poor
Fire	[59.3%]	[37.6%]	[2.6%]	[0.5%]
Police	[54.9%]	[38.0%]	[6.1%]	[1.1%]
Town Roads	[5.9%]	[31.6%]	[39.6%]	[22.9%]
Health	[13.4%]	[54.6%]	[25.7%]	[6.3%]
Schools	[49.6%]	[40.3%]	[8.7%]	[1.4%]
Recreation	[5.1%]	[37.0%]	[41.9%]	[16.0%]
Sewer	[9.4%]	[47.0%]	[30.2%]	[13.4%]
Water	[12.2%]	[43.5%]	[28.5%]	[15.8%]
Cemeteries	[7.6%]	[57.6%]	[26.2%]	[8.5%]
Inspection Services	[9.1%]	[53.4%]	[27.8%]	[9.7%]

Any additional comments regarding the quality of your town government and municipal services?

15. The percentages of the Town's budget devoted to various departments are shown in the pie chart on page 2. Do you think the percentage of the budget for each department should... **Percentages**

	Increase	Decrease	Stay the Same
Fire	[32.6%]	[5.3%]	[62.1%]
Police	[26.1%]	[11.3%]	[62.6%]
Highway	[42.1%]	[3.5%]	[54.4%]
Schools	[23.6%]	[12.9%]	[63.5%]
Sewer	[13.7%]	[19.1%]	[67.2%]
Water	[16.5%]	[13.7%]	[69.8%]
Insurance	[3.6%]	[12.6%]	[83.8%]
Retirement	[10.0%]	[9.7%]	[80.3%]
Debt	[5.4%]	[29.0%]	[65.6%]
(Misc.) Health	[18.1%]	[6.2%]	[75.6%]
(Misc.) Recreation	[38.5%]	[3.1%]	[58.4%]
(Misc.) Cemeteries	[16.8%]	[5.7%]	[77.4%]
(Misc.) Inspection Services	[9.6%]	[6.9%]	[83.5%]

16. Would you support an expanded recycling program (i.e., an expansion in the variety of items collected for recycling)? **Percentages** [64.1%] Yes [17.3%] No [18.6%] Unsure

17. On a scale from one to ten, how would you rate the school system's academic curriculum?

	Poor				Average				Superior		Average
Elementary	[] 1	[] 2	[] 3	[] 4	[] 5	[] 6	[] 7	[] 8	[] 9	[] 10	7.6
Intermediate	[] 1	[] 2	[] 3	[] 4	[] 5	[] 6	[] 7	[] 8	[] 9	[] 10	7.4
High School	[] 1	[] 2	[] 3	[] 4	[] 5	[] 6	[] 7	[] 8	[] 9	[] 10	7.6

18. The Town of Dudley will soon take possession of the elementary school on West Main Street.

What should the Town do with this property? **Percentages.**

15.2% use the building for a senior citizens center

10.2% use the building for a youth center

62.7% use the building for a combination senior center/youth center

9.1% tear the building down

use the building for another municipal purpose (please specify): (2.8%)

19. What buildings and/or sites in Dudley do you believe are worthy of historic preservation efforts (either through the Mass. Historical Commission or the National Register of Historic Places)?

List as many as you like: _____

LAND USE

20. Please rank the following land uses according to the priority you feel they should be assigned for future development/redevelopment and/or zoning. Start with 1 as your highest priority. **Average**

4.2 detached single family homes

7.8 attached housing units, i.e. condominiums

4.2 active recreation (ballfields, playgrounds, etc.)

3.9 passive recreation (hiking, cross-country ski, etc.)

6.1 light industry and warehousing

3.6 farming and agriculture

7.1 manufacturing

6.4 municipal services

5.5 professional offices

5.8 retail and other services

3.4 conservation/wildlife preserves

6.7 tourism

21. Dudley currently allows single and two-family homes in all of its zoning districts, including the Business and Industrial districts. What is your opinion of this situation? **Percentages**

[66.8%] The current zoning scheme is acceptable.

[14.1%] Residential uses should be taken out of the permitted uses within the Business and Industrial zones.

[19.1%] Residential uses should be taken out of the permitted uses within the Industrial districts, but should continue as a permitted use within the Business districts.

22. Dudley is still very rural in the north and west with the minimum required lot size being one acre for this area. Should the minimum lot size be increased to two acres in the north and west? **Percentages**

[18.0%] Yes, the minimum lot size for the north & west should be increase to one and a half acres.

[24.7%] Yes, the minimum lot size for the north & west should be increase to two acres.

[8.1%] Yes, the minimum lot size for the north & west should be increase to more than two acres.

[49.1%] No, the minimum lot size for the north & west should not be increased.

23. There are several residential zoning districts in Dudley that allow minimum lot sizes to be as small as 10,000 square feet to 25,000 square feet, and many of the existing lots in these districts are not on municipal sewer. The Title V regulations require that septic systems be located at least 100 feet away from on-site water wells (to reduce the possibility of contamination). Considering the difficulty of placing a septic system and water well on such small lots, should lots located *outside* of the municipal sewer system be re-zoned to require larger lot sizes?

Percentages

[66.9%] Yes

[13.5%] No

[19.6%] Unsure

24. Should Dudley take measures to control future growth? **Percentages** Yes [76.2%] No [14.6%] Unsure [9.2%]

If yes, how should the Town control or regulate growth: **Numerical counts**

[189]	Restrict the number of new single family homes	[184]	Adopt more restrictive zoning regulations
[337]	Restrict the number of new multiple family homes	[61]	Limit water/sewer hookups
[193]	Restrict industrial/commercial development	[]	Other (please specify): _____

HOUSING

25. Do you think the Town should actively pursue ways to provide housing for: **Percentages**

	Yes	No	Unsure
Low and moderate income families?	[20.8%]	[64.7%]	[14.5%]
Elderly households?	[68.2%]	[20.3%]	[11.6%]

26. Do you favor zoning incentives (density bonuses, reduced setbacks, etc.) that would allow for new construction/conversion of existing buildings, in order to provide housing for low/moderate income households? [21.3%] [61.2%] [17.4%]

27. Do you favor development of vacant Town property for:

Low and moderate income family housing	[21.6%]	[65.9%]	[12.5%]
Elderly housing	[73.0%]	[17.6%]	[9.4%]
Commercial development	[42.7%]	[45.1%]	[12.2%]
Industrial development	[31.0%]	[56.3%]	[12.8%]
Municipal purposes	[60.5%]	[24.6%]	[14.9%]
Parks and recreation	[89.0%]	[6.5%]	[4.5%]

28. Do you favor allowing in-law apartments in single family residential districts? [73.1%] [16.2%] [10.8%]

DEMOGRAPHICS Numerical counts and percentages (%)

29. Are you responding as a resident or as a Dudley business? 648 resident 4 business 10 Both

30. How many people in your household and what are their ages? Average household size of 2.93

31. Sex of survey respondent: [294] Male [286] Female M&F [54] 32. Do you: [93%] Own [7%] Rent

33. What type of housing do you live in? [89.7%] single family home [3.6%] apartment
[5.2%] two/three family home [1.2%] condominium [0.3%] other

34. How long have you lived in Dudley?
[12.4%] less than five years [12.3%] 5 to 10 years [21.2%] 10 to 20 years [53.9%] over 20 years

35. Geographically speaking, where do you work?

[14.3%] in Dudley [10.4%] within 10 minutes of Dudley [10.1%] within 20 minutes of Dudley
[25.8%] within 30 minutes of Dudley [13.1%] outside of the region [26.3%] retired

Feel free to tell us the name of the community you work in: _____

36. Please check the appropriate range of your yearly household income:

[8.3%] less than \$14,999	[4.7%] \$15,000 to \$19,999	[7.9%] \$20,000 to \$29,999
[10.6%] \$30,000 to \$39,999	[13.7%] \$40,000 to \$49,999	[31.5%] \$50,000 to \$74,999
[14.3%] \$75,000 to \$99,999	[8.9%] \$100,000 or higher	

ADDITIONAL COMMENTS

Please provide any additional comments or concerns that you may have regarding the future development of Dudley. If necessary, use another sheet of paper.